

Fiscal Year 2022-23 Capital Construction Request

Fort Lewis College
Berndt Hall 300s (Capital Renewal)

PROGRAM PLAN STATUS

2023-021

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
FLC	1 of 1
CCHE	5 of 34
OSPB	14 of 27

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$4,200,399	\$0	\$0	\$4,200,399
CF	\$0	\$221,074	\$0	\$0	\$221,074
Total	\$0	\$4,421,473	\$0	\$0	\$4,421,473

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$402,436	\$0	\$0	\$402,436
Construction	\$0	\$3,026,493	\$0	\$0	\$3,026,493
Equipment	\$0	\$587,591	\$0	\$0	\$587,591
Miscellaneous	\$0	\$3,000	\$0	\$0	\$3,000
Contingency	\$0	\$401,953	\$0	\$0	\$401,953
Total	\$0	\$4,421,473	\$0	\$0	\$4,421,473

PROJECT STATUS

This is a new, never-before-requested project.

Fiscal Year 2022-23 Capital Construction Request

Fort Lewis College
Berndt Hall 300s (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

Fort Lewis College (FLC) is requesting a combination of state funds and cash funds spending authority for a capital renewal project to renovate approximately 12,573 GSF in the Berndt Hall Building to bring it up to current codes and standards and to better serve user needs. The area to be renovated is underused and has multiple code deficiencies. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project.

The scope of the project includes:

- an upgraded building envelope;
- roof replacement and structural support upgrade;
- new cooling and ventilation systems;
- conversion of offices into a mechanical room;
- addition of a fire suppression system and fire panel upgrade;
- updated finishes;
- upgrades to restrooms for code and ADA compliance; and
- new furniture, fixtures, and equipment for all spaces.

Cost assumption. A third-party provided a condition report and cost estimate to the college in May 2021. The cost per GSF is estimated to be \$352. The college used a 6 percent inflation cost for construction, 5 percent for professional services, and 10 percent for equipment and furnishings. The project is exempt from the High Performance Certification Program, but will aim for LEED Gold standard where practical. The project is exempt from the Art in Public Places Program.

PROJECT JUSTIFICATION

The college argues that modernized academic spaces and classrooms are essential for programs housed in the building to continue to grow, mentor existing students, and attract new students, faculty, and staff. Berndt Hall includes general use classroom space that is available to any department or program. Many general use classrooms on campus, including in Berndt Hall, are aging and outdated, including antiquated technology, lack of air conditioning, less efficient layouts, and inconvenient location on campus. Updated classrooms with adequate heating and cooling, updated technology, and flexible furniture layouts that can easily adapt into any program's needs are sorely needed, according to FLC.

The only current department in the building that will remain after the completion of the project is the Teaching and Learning Services (TLS) Program. TLS provides support to faculty, staff, and students in the use of instructional technology, distance learning, professional development, and cross-disciplinary innovation and collaboration. A renovated Berndt Hall will allow TLS to use technologically modernized classrooms and enable the department to more easily provide trainings on new technologies.

A majority of the project costs (\$3.7 million) will go toward reducing deferred maintenance needs. It will also address a significant portion of the college's fifth priority controlled maintenance project. If the project is not funded, the existing systems will continue to deteriorate, leading to higher maintenance costs in the future. Breaking the project up into smaller maintenance projects is expected to take ten years to complete and would cause consistent disruption to building users.

The building's most recent Facility Condition Index (FCI) is 56.5. The FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

PROGRAM INFORMATION

The east wing of Berndt Hall was constructed in 1956 and has had little to no improvements since construction. The building was previously occupied by the Geosciences Department, which moved to a newly constructed building in 2017. Since 2017, the space has been used for the temporary relocation of various departments while their spaces underwent renovation or as a last resort for classroom space due to overcrowding during popular class times. These temporary uses were halted in 2020 because the ventilation and air filtration systems in the building did not meet COVID-19 mitigation guidelines. TLS, the only department permanently occupying the building, has been working remotely since the pandemic began.

Fiscal Year 2022-23 Capital Construction Request

Fort Lewis College
Berndt Hall 300s (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	May 2023
Construction	July 2023	March 2024
Equipment	April 2024	May 2024
Occupancy	June 2024	

SOURCE OF CASH FUNDS

The source of cash funding for the project is institutional reserves. No portion of the cash funding will come from student fees.

OPERATING BUDGET

There will be some increased operating costs from the addition of cooling and ventilation systems, but decreased costs from more efficient electrical systems. The college expects the overall operating impact to be minimal.

STAFF QUESTIONS AND ISSUES

Responses to questions have been incorporated into the write-up.